



sales
lettings
and service

horton knights of doncaster



Stayers Road, Bessacarr, Doncaster, DN4 7FL
Asking Price £325,000

WELL PRESENTED 4 BEDROOM DETACHED PROPERTY / OPEN PLAN KITCHEN DINER AND SEATING AREA / LOUNGE / SEPARATE OFFICE / SNUG / UTILITY ROOM / GROUND FLOOR WC / CONTEMPORARY HOUSE BATHROOM / EN-SUITE TO PRINCIPLE BEDROOM / EXCELLENT LOCATION / VIEWING A MUST //

ACCOMMODATION

The property details are currently being prepared and will be avaiable shortly. Should you wish to view the property please contact our office on 01302 760322.

ENTRANCE HALL

LOUNGE

12'11" x 10'8" (3.94m x 3.25m)

LIVING ROOM

14'9" x 12'5" (4.52m x 3.80)

OFFICE/STUDY

9'7" x 9'7" (2.94 x 2.94)

KITCHEN/DINING

19'10" x 9'1" (6.06 x 2.79)

UTILITY ROOM

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

10'9" x 10'1" (3.28 x 3.09)

BEDROOM 2

11'10" x 11'1" (3.62 x 3.38)

BEDROOM 3

9'3" x 8'5" (2.84 x 2.58)

HOUSE BATHROOM

BEDROOM 4

7'6" x 7'3" (2.30 x 2.21)

REAR GARDEN

OUTSIDE

AGENTS NOTES:

TENURE - FREEHOLD - Estate Charge TBC.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this

property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

